

**AGENDA FOR THE
REGULAR COUNCIL MEETING OF
TUESDAY, JANUARY 31, 2006 AT 10:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS – 12TH FLOOR
202 “C” STREET
SAN DIEGO, CA 92101**

NOTE: The public portion of the meeting will begin at 10:00 a.m. The City Council will meet in Closed Session this morning from 9:00 a.m. – 10:00 a.m. Copies of the Closed Session agenda are available in the Office of the City Clerk.

OTHER LEGISLATIVE MEETINGS

A Special Meeting of the **SAN DIEGO REDEVELOPMENT AGENCY** is scheduled to meet today in the Council Chambers. A separate agenda is published for it, and is available in the Office of the City Clerk. For more information, please contact the Redevelopment Agency Secretary at (619) 533-5432.

The **SAN DIEGO HOUSING AUTHORITY** is scheduled to meet today in the Council Chambers. A separate agenda is published for it, and is available in the Office of the City Clerk. For more information, please contact the Housing Authority Secretary at (619) 578-7540.

ITEM-300: ROLL CALL.

NON-AGENDA PUBLIC COMMENT

This portion of the agenda provides an opportunity for members of the public to address the Council on items of interest within the jurisdiction of the Council. (Comments relating to items on today’s docket are to be taken at the time the item is heard.)

Time allotted to each speaker is determined by the Chair, however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the City Clerk **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under “Non-Agenda Public Comment.”

COUNCIL, INDEPENDENT BUDGET ANALYST, CITY ATTORNEY COMMENT

REQUEST FOR CONTINUANCE

The Council will now consider requests to continue specific items.

=== **LEGISLATIVE SCHEDULE** ===

Adoption Agenda, Discussion, Committee Items

ITEM-330: **NOTE:** This item has been returned to staff.

Adoption Agenda, Discussion, Other Legislative Items

ITEM-331: **NOTE:** It is anticipated that this item will be continued and the item will not be discussed.
Four actions related to Proposed Amendments to the Downtown Community Plan/Planned District Ordinance/Redevelopment Plan.
STAFF'S RECOMMENDATION: Introduce the ordinances in Subitems A and C, and adopt the resolutions in Subitems B and D.

Noticed Hearings, Discussion

ITEM-332: Pacific Highlands Ranch Maintenance Assessment District Formation.
(Pacific Highlands Ranch Community Area. District 1.)
STAFF'S RECOMMENDATION: Adopt the resolutions.

Non-Docket Items

Adjournment in Honor of Appropriate Parties

Adjournment

=== EXPANDED CITY COUNCIL AGENDA ===

ADOPTION AGENDA, DISCUSSION, COMMITTEE ITEMS

COMMITTEE ON PUBLIC SAFETY AND NEIGHBORHOOD SERVICES,
ORDINANCES TO BE INTRODUCED:

ITEM-330: **NOTE:** This item has been returned to staff.

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS

ORDINANCES TO BE INTRODUCED, WITH RESOLUTIONS TO BE ADOPTED:

NOTE: It is anticipated that this item will be continued and the item will not be discussed.

ITEM-331: Four actions related to Proposed Amendments to the Downtown Community Plan/Planned District Ordinance/Redevelopment Plan.

STAFF'S RECOMMENDATION:

Introduce the ordinances in Subitems A and C, and adopt the resolutions in Subitems B and D:

Subitem-A: (O-2006-84)

Introduction of an Ordinance approving the Planned District Ordinance (PDO).

Subitem-B: (R-2006-649)

Approving the Downtown Community Plan (DCP).

Subitem-C: (O-2006-85)

Introduction of an Ordinance approving the amendment to the Centre City Redevelopment Plan (CRP).

Subitem-D: (R-2006-650)

Certifying that the information contained in Environmental Impact Report (EIR) SCH No. 2003041001 has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that said EIR reflects the independent judgment of the City of San Diego as Responsible Agency;

Stating for the record that the final EIR has been reviewed and considered prior to approving the project;

Adopting the Findings and Statement of Overriding considerations;

Adopting the Mitigation, Monitoring, and Reporting Program.

ADOPTION AGENDA, DISCUSSION, HEARINGS

NOTICED HEARINGS:

ITEM-332: Pacific Highlands Ranch Maintenance Assessment District Formation.

(Pacific Highlands Ranch Community Area. District 1.)

STAFF'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2006-271)

Authorizing the City Auditor and Comptroller to establish the Pacific Highlands Ranch Maintenance Assessment District Fund.

Subitem-B: (R-2006-272)

Approving Fiscal Year 2006 Budget for the Pacific Highlands Ranch Maintenance Assessment District.

Subitem-C: (R-2006-273)

Considering the protests, approving Assessment Engineer's Report, confirming the assessments, and ordering the improvements, maintenance and/or services, in the matter of the Pacific Highlands Ranch Maintenance Assessment District.

STAFF SUPPORTING INFORMATION:

This action authorizes the ballot proceedings to form the Pacific Highlands Ranch Maintenance Assessment District (District). The District is in the Pacific Highlands Ranch Community Planning Area and is located east of Carmel Valley, west of Torrey Highlands, north of Del Mar Mesa, and south of unincorporated San Diego County. The purpose of the District is to fund the maintenance of enhanced landscaping and street lighting improvements located in public rights-of-way, medians, parkways and dedicated easements. The District will take over certain landscaped area starting in Fiscal Year 2007; the streetlights in the arterials will be taken over in Fiscal Year 2006.

	<u>FY 2006</u>	<u>Maximum Authorized</u>
EXPENSES		
Personnel	\$0	\$36,467
Contractual	\$45,604	\$328,925
Incidental	\$40,000	\$74,332
Outlay	\$0	\$0
Streetlight Improvements	\$20,745	\$67,181
Energy & Utilities	\$0	\$43,113
TOTAL EXPENSES	\$106,349	\$550,018

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-332: (Continued)

STAFF SUPPORTING INFORMATION: (Continued)

	<u>FY 2006</u>	<u>Maximum Authorized</u>
REVENUES		
Assessments	\$116,349	\$541,680
City Contributions – Gas Tax	\$0	\$134,656
Interest	<u>\$0</u>	<u>\$10,000</u>
TOTAL REVENUES	\$116,349	\$686,336
RESERVES	\$10,000	\$136,318

The proposed annual assessments were calculated by an assessment engineer for parcels within the district and are based on each parcel's equivalent benefit unit (EBU), which is equivalent to one single family dwelling unit. Properties within the proposed district will be assessed based on the rate of development, land use, and proximity to the improvements. The maximum assessments rates per EBU for these improvements will vary. Based on Fiscal Year 2006 cost estimates, the cost per EBU will range between \$188 to \$297.

FISCAL IMPACT:

Approximately \$118,696 will be assessed to the property owners within the District in Fiscal Year 2006. The proposed Fiscal Year 2006 assessments and maximum authorized assessments are permitted to increase annually at a rate equivalent to the San Diego Consumer Price Index – Urban (SDCPI-U) plus 3%. A gas tax contribution for the General Benefit of landscaped and hardscaped median maintenance in the District will be requested as part of the Fiscal Year 2007 budget process. At build out, the amount is calculated to be \$134,656. The General Fund will not be impacted, as there are no City-owned parcels located within the District.

Oppenheim/Medina/AWF

Staff: Andrew Field – (619) 533-6778

Hilda Mendoza – Deputy City Attorney

NOTE: This item is not subject to Mayor's veto.NON-DOCKET ITEMSADJOURNMENT IN HONOR OF APPROPRIATE PARTIESADJOURNMENT